



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: APRIL 2, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: PROVIEW SERIES 34, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0053-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS N/A

APPROVALS N/A

**** CONDITIONS ****

25-0053-EOT1 CONDITIONS

Planning

1. This approval shall expire on February 15, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0622-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
April 2, 2025 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time for an approved Site Development Plan Review (22-0622-SDR1) for a proposed 10,970 square-foot restaurant development that includes a 4,168 square-foot rooftop outdoor patio on 0.16 acres at the southeast corner of Utah Avenue and Casino Center Boulevard.

ISSUES

- This is the first Extension of Time request.
- Applications for civil improvement plans and a building permit for a grey shell building have been in review since August 2023.

ANALYSIS

The subject property is zoned C-2 (General Commercial) with a C (Commercial) General Plan land use designation and located within the Gateway District as described in the Downtown Las Vegas Master Plan. Land use in the area surrounding the site has remained stable during the approval period. A temporary parking lot is situated to the north, an existing motel lies to the east, an existing multi-family development is to the south and land to the west is vacant. The temporary parking lot is planned to be a civic parking garage and was rezoned for commercial uses, but no timetable for construction has been confirmed. The Site Development Plan Review for the two-story restaurant development was approved February 15, 2023 as part of a larger request that included Rezoning and a Waiver to allow a narrower lot width than allowed by Title 19. Staff had recommended denial, as approval would create a nonconforming C-2 lot.

The applicant has submitted building plans and improvement plans for review; however, no permits have been issued. There are a number of plan corrections that the applicant found to be unnecessary and disputed, causing delays in permit issuance. In addition, a 10-foot radius at the corner of the property needed to be dedicated to the City of Las Vegas, which now has been accomplished.

During a recent field check, staff noted an undeveloped site enclosed by temporary chain link fencing. Pallets of masonry blocks were observed on the site. Based on historical photographs, the materials have been there for several months. Graffiti along the south perimeter wall has been covered up. No other issues were noted.

Staff Report Page Two
April 2, 2025 - City Council Meeting

FINDINGS (25-0053-EOT1)

This is the first extension request of the approved Site Development Plan Review, the applicant is nearing issuance of a permit for the primary building and conditions in the area have not significantly changed since the time of original approval. Staff therefore recommends approval of the requested Extension of Time of the approved Site Development Plan Review (22-0622-SDR1) for a two-year period. If denied, this entitlement would be deemed expired as of February 15, 2025.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/14/62	The Board of City Commissioners approved a request for Rezoning (Z-0098-62) of property generally located at the southeast corner of 2nd Street and Utah Avenue from R-4 (High Density Residential) to C-2 (General Commercial). A Plot Plan was submitted for an eight-unit apartment house and adjoining hotel.
06/11/70	The Planning Commission approved a request for an amended Plot Plan Review (Z-0098-62) for a proposed 49-unit multi-family residential development at southeast corner of 2nd Street and Utah Avenue.
05/25/76	The Planning Commission denied a request for an amended Plot Plan Review (Z-0098-62) for a proposed 30-unit hotel and eight-unit multi-family residential building at the southeast corner of Utah Avenue and Casino Center Boulevard. Staff recommended denial. With denial of the hotel the zoning of the property reverted to R-4 (High Density Residential).
09/15/21	A Code Enforcement Case (CE21-03980) was opened to investigate a homeless encampment at 1503 South Casino Center Boulevard. The case was resolved 11/04/21.
02/15/23	The City Council approved a request for a Waiver (22-0622-WVR1) to allow a 50-foot lot width where 100 feet is required on 0.15 acres at the southeast corner of Utah Avenue and Casino Center Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for Rezoning (22-0622-ZON1) from R-4 (High Density Residential) to C-2 (General Commercial) on 0.15 acres at the southeast corner of Utah Avenue and Casino Center Boulevard. The Planning Commission recommended approval; staff recommended denial.

Staff Report Page Three
April 2, 2025 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/15/23	The City Council approved a request for a Site Development Plan Review (22-0622-SDR1) for a proposed two-story, 10,970 square-foot restaurant development including a 4,168 square-foot rooftop outdoor patio with Waivers of Appendix F Interim Downtown Las Vegas Development Standards on 0.15 acres at the southeast corner of Utah Avenue and Casino Center Boulevard. The Planning Commission recommended approval; staff recommended denial.
11/20/23	A Code Enforcement Case (CE23-08160) was opened to address a complaint regarding dumping of trash and furniture at 1503 South Casino Center Boulevard. The case was resolved 01/19/24.
03/05/24	A Code Enforcement Case (CE24-01190) was opened for a homeless encampment at the back of the property at 1503 South Casino Center Boulevard. The case was resolved 07/03/24.
12/12/24	A Code Enforcement Case (CE24-09413) was opened for graffiti at 1503 South Casino Center Boulevard. The case was resolved 01/10/25.

<i>Most Recent Change of Ownership</i>	
06/21/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/26/23	A building permit (C23-01207) was issued for installation of 800A electrical switch gear at 1503 South Casino Center Boulevard. The permit expired 10/23/23.
08/22/23	Application was made for civil improvement plans (L23-01804) for a grey shell building at 1503 South Casino Center Boulevard. The plans remain in review and no permit has been issued.
	Application was made for permit review (C23-02916) of a 29-foot tall, 10,761 square-foot grey shell building at 1503 South Casino Center Boulevard. The plans remain in review and no permit has been issued.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Staff Report Page Four
April 2, 2025 - City Council Meeting

Field Check	
02/27/25	The site is vacant but enclosed by temporary chain link fencing. Offsite improvements have been installed along Casino Center but not along Utah Avenue except near the rear alley, where a parking meter has been installed. There are also approximately 35 pallets of masonry blocks stacked in the middle of the site.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Temporary Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
South	Residential, Multi-Family	C (Commercial)	R-4 (High Density Residential)
East	Hotel, Motel or Hotel Suites	C (Commercial)	C-2 (General Commercial)
	Restaurant		
West	Undeveloped	MXU (Mixed Use)	R-5 (Apartment)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Gateway District	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	Y
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A